

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: PRE-APPLICATION REVIEWS: 02/03/2010

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
9:40 AM	Project Name: SR 434 W (2140) – St. Stephen Lutheran Church Addition Type: Site Plan Applicant: Selby G. Weeks, P.E./Klima Weeks Civil Engineering, Inc. Proj Manager(s): Brian Walker – 407-665-7337/ Joy Williams – 407-665-7399 Proj #: 10-80000003	PID: 02-21-29-300-010B-0000 Dist: 4-Henley Zoning: OP Acres: 2.65 Project Location: South side of SR 434 and South West of Douglas Avenue. 2140 W. SR 434, Longwood
10:00 AM	Project Name: Smithson Drive (225) – Smithson Electric, Inc. Type: Site Plan, Rezone, LUA Applicant: Rodger M. Smithson/ Smithson Electric, Inc. Proj Manager(s): Kathy Fall – 407-665-7389/ Cynthia Sweet – 407-665-7443 Proj #: 10-80000005	PID: 27-21-31-300-0280-0000 Dist: 1-Dallari Zoning: A-1 Acres: 2.5 Project Location: North side of Remington Drive, West of Alafaya Trail. 225 Smithson Drive
10:20 AM	Project Name: US Hwy 1792 NW (2485) – Motorcycle Repair Type: Rezone Applicant: William Parsell/ St. John Bar & Grill, Inc. Proj Manager(s): Denny Gibbs – 407-665-7387/ Cynthia Sweet – 407-665-7443 Proj #: 10-80000004	PID: 23-19-30-501-0000-0140 Dist: 5-Carey Zoning: C-1 Acres: 3.0 +/- Project Location: South side of US Hwy 1792 along Lake Monroe

DEVELOPMENT REVIEW DIVISION

1/13/2010

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 02-21-29-300-010B-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Selby G. Weeks, P.E.

COMPANY: Klima Weeks Civil Engineering, Inc.

EMAIL ADDRESS (REQUIRED): sweeks@klimaweeks.com

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 478-8750 FAX NUMBER: (407) 478-8749

SUBJECT PROPERTY ADDRESS: 2140 W. SR 434, Longwood

OF ACRES: 2.65

PROJECT NAME: St. Stephen Lutheran Church

PROPOSED USE: ☐ Commercial/Retail ☐ Industrial ☒ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: OP CURRENT USE: Office

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone Current _____ Proposed _____
☐ Land Use Amendment Current _____ Proposed _____
☐ Special Exception

REQUIRED ATTACHMENTS:

- ☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

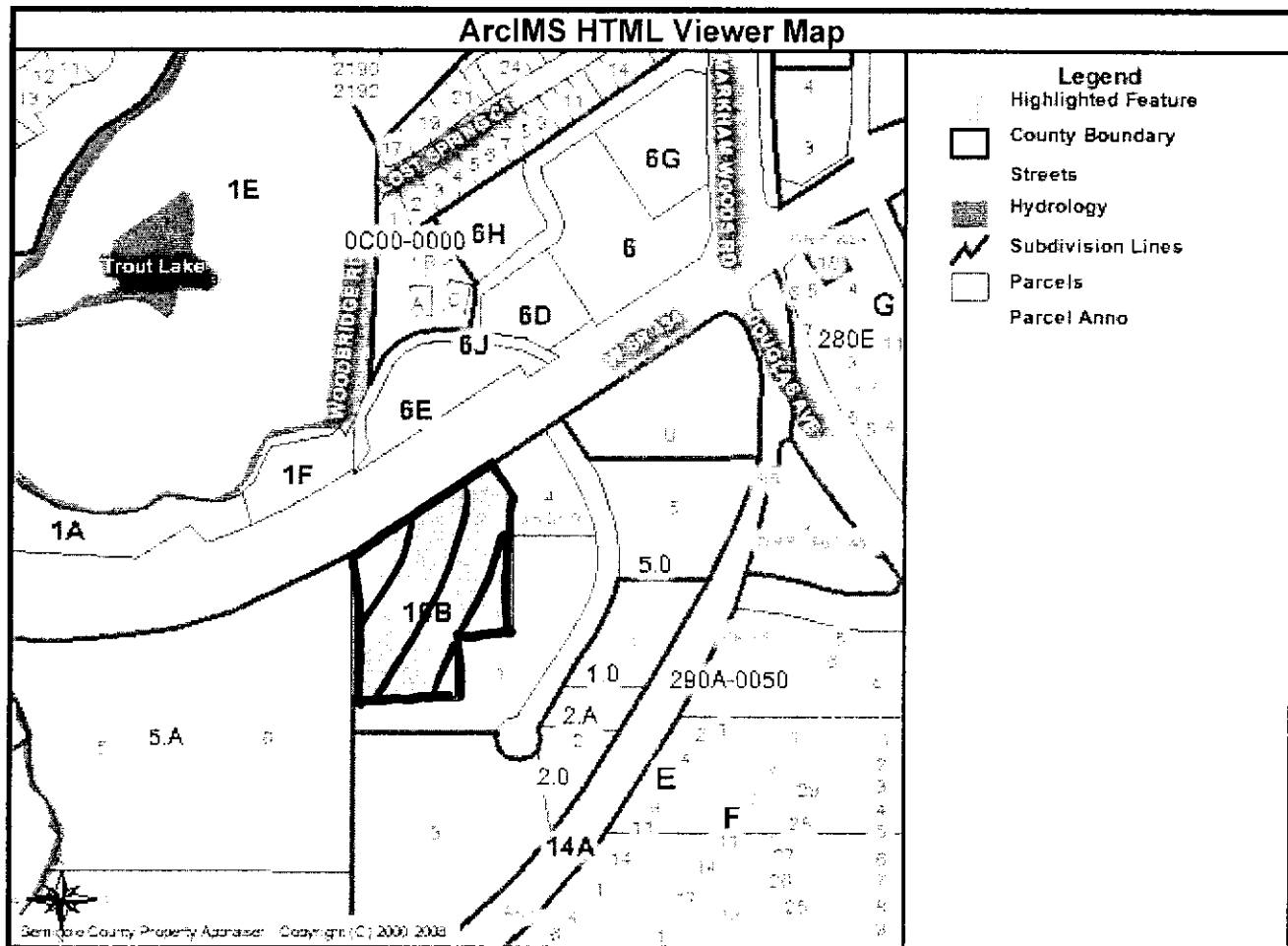
PROJECT MANAGER: JW/BMW RECEIVE DATE: _____

COMMENTS DUE: 1/27/2010

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

10-80000003



396 DOUGLAS AVENUE S.E. 2100
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407 478 8750
FACSIMILE 407 478 8750
www.klimaweeks.com

Klima Weeks

CIVIL ENGINEERING

January 8, 2010

Seminole County Development Review
1101 East First Street
Sanford, Florida 32771

RE: St. Stephen Lutheran Church
Pre-application Meeting Project Narrative

To Whom It May Concern:

St. Stephen Lutheran Church is proposing to demolish two existing buildings and replace them with one, approximately 12,000 sf, multi-purpose building on the existing church campus located on the south side of SR434 west of Douglas Avenue. The building will host Sunday School classes on Sundays and a portion of the building will be occupied by a preschool on weekdays. The building is ancillary to the existing, 260 seat sanctuary, and the preschool will accommodate a maximum 48 students and 12 staff Monday through Friday. The project is proposed in one phase. The zoning of the property is OP and the future land use designation is Office. We understand that the Development Manager has provided a zoning determination to the applicant, concluding that the proposed office use is acceptable on this site. Building setback and buffer criteria are noted on the attached site plan.

The site is currently served by the City of Altamonte Springs' water system. The City's main is located on the project's side of SR434. We anticipate connection to this main to service the fire and potable water needs of the building. The City also has reclaimed water available but will not allow the church to connect unless the church annexes into the City. Based on the project scope the City has agreed to waive the requirement for a full supplemental review and will only route the plans to Public Works for review of utilities. The site is currently, and will continue to be, served by an irrigation well. The site is currently on a septic tank and drainfield system. Because sanitary sewer is not available as defined by Chapter 64E-6 of the FAC a new system will be installed to serve the new building. One of the two existing systems on site will be removed with the existing buildings that are being demolished. A new stormwater pond is proposed to meet the County's treatment criteria and SJRWMD's recharge criteria. Stormwater attenuation is provided offsite in the SR434 system based on our review of the SR434 project.

A new courtyard area will be constructed to provide pedestrian connectivity between the new building and the existing sanctuary. Only very minor modifications are proposed for the existing drives. These modifications include removal of a portion of the existing drive at the sanctuary drop-off area.

Please contact our office if you have any questions or comments.

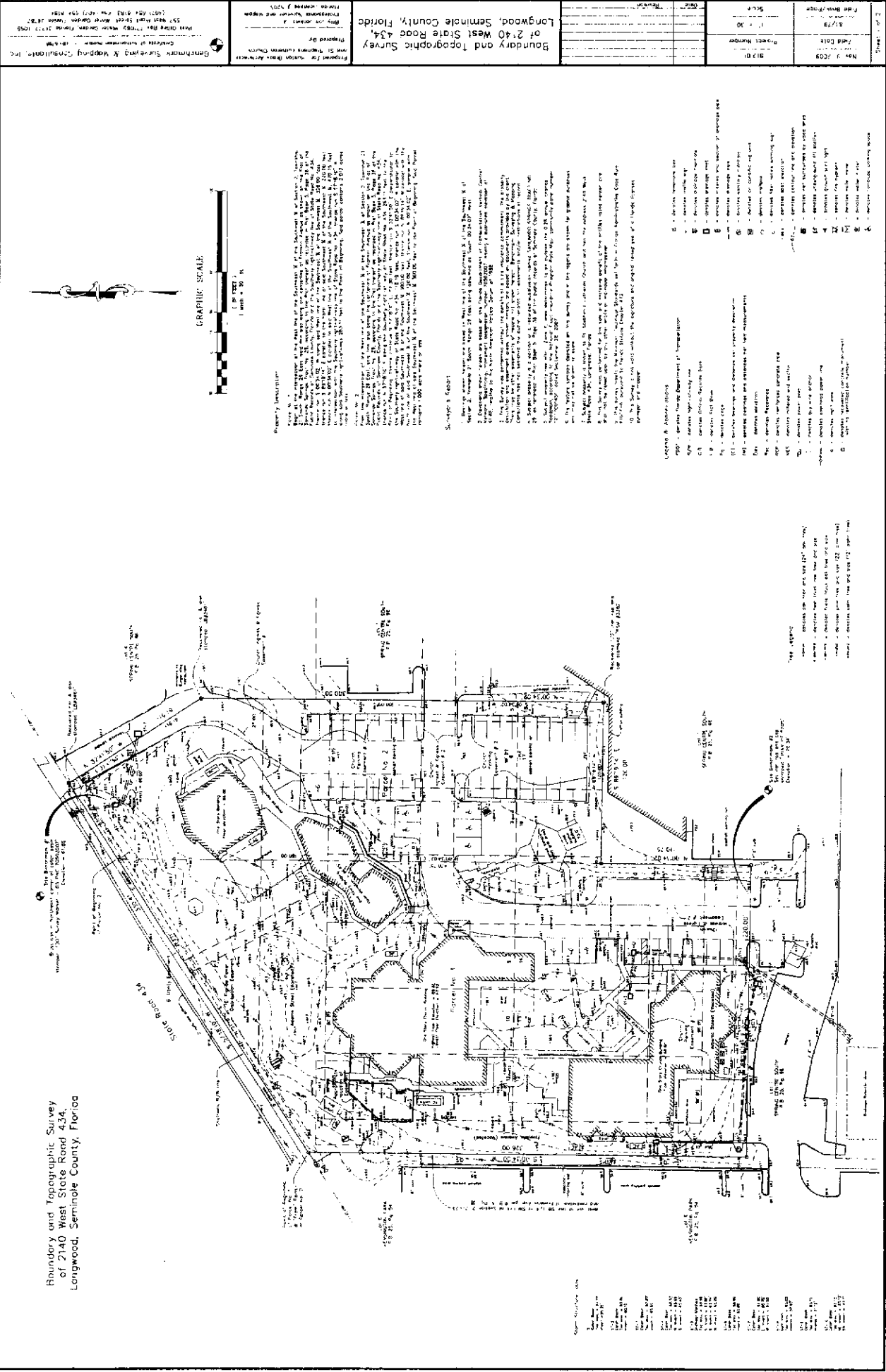
Sincerely,

Klima Weeks Civil Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Selby G. Weeks', with a stylized flourish at the end.

Selby G. Weeks, P.E., LEED AP
Principal

cc: File



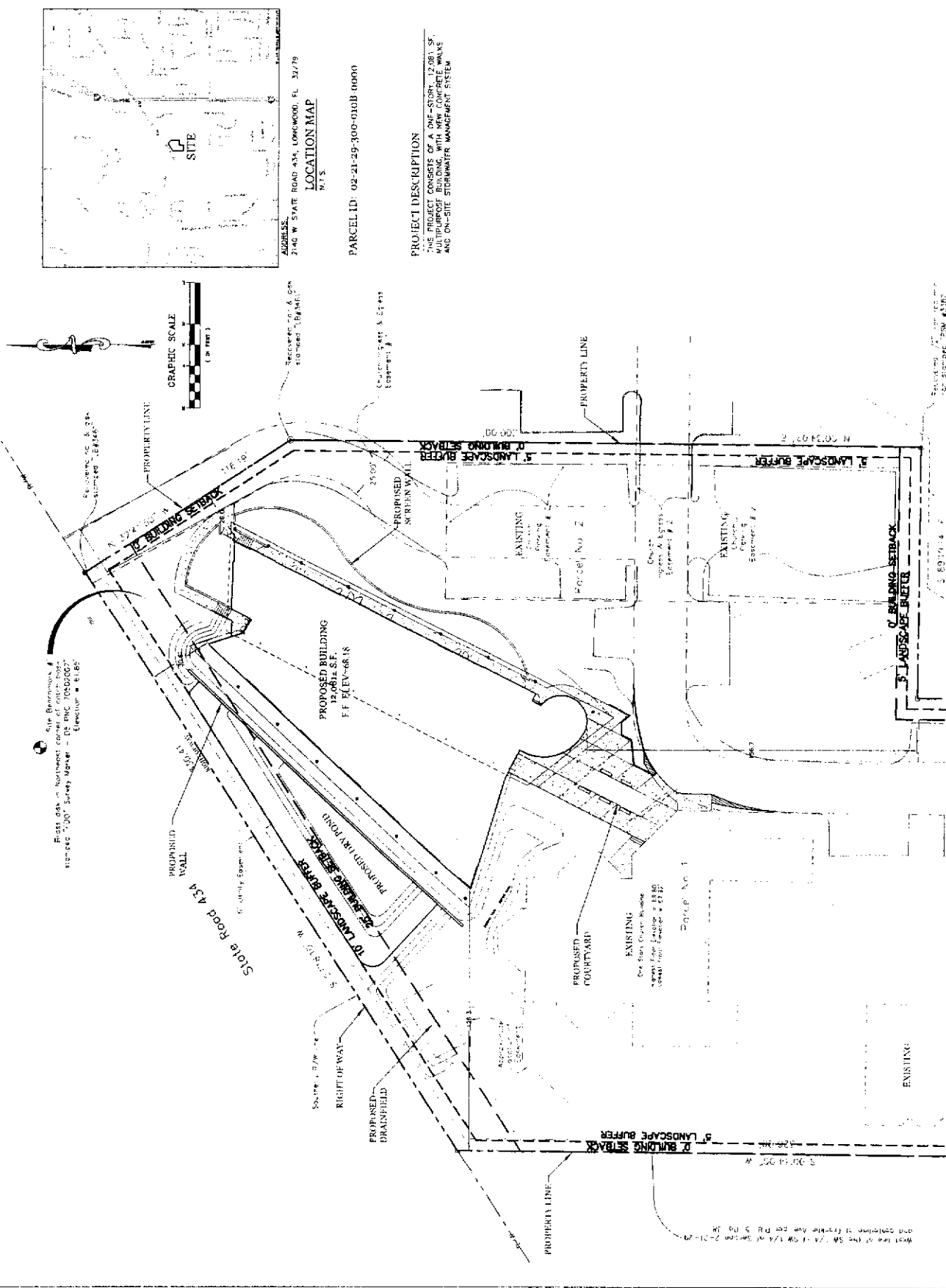
Boundary and Topographic Survey
of 2140 West State Road 434,
Longwood, Seminole County, Florida

Project No. 1009	Scale 1" = 30'	Sheet Number 1 of 1	City or County Seminole
Field Date 8/1/78			
Field Book Page 1			

Boundary and Topographic Survey
of 2140 West State Road 434,
Longwood, Seminole County, Florida

Prepared for: Seminole County, Florida
Prepared by: [Firm Name]

Graphic Scale
1" = 30'



2/3/2010

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PROJECT INFORMATION

PROPERTY APPRAISER ID #: 27-21-31-300-0280-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Rodger M. Smithson

COMPANY: Smithson Electric Inc

EMAIL ADDRESS (REQUIRED): admin@smithsonelectric.net

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 948-9580 FAX NUMBER: (407) 365-7733

SUBJECT PROPERTY ADDRESS: 225 Smithson Dr

OF ACRES: 2.5

PROJECT NAME: Smithson Electric

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: A1 CURRENT USE: Residential/Comm

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☒ Rezone Current A1 Proposed PCO
☒ Land Use Amendment Current LDR Proposed Com
☐ Special Exception

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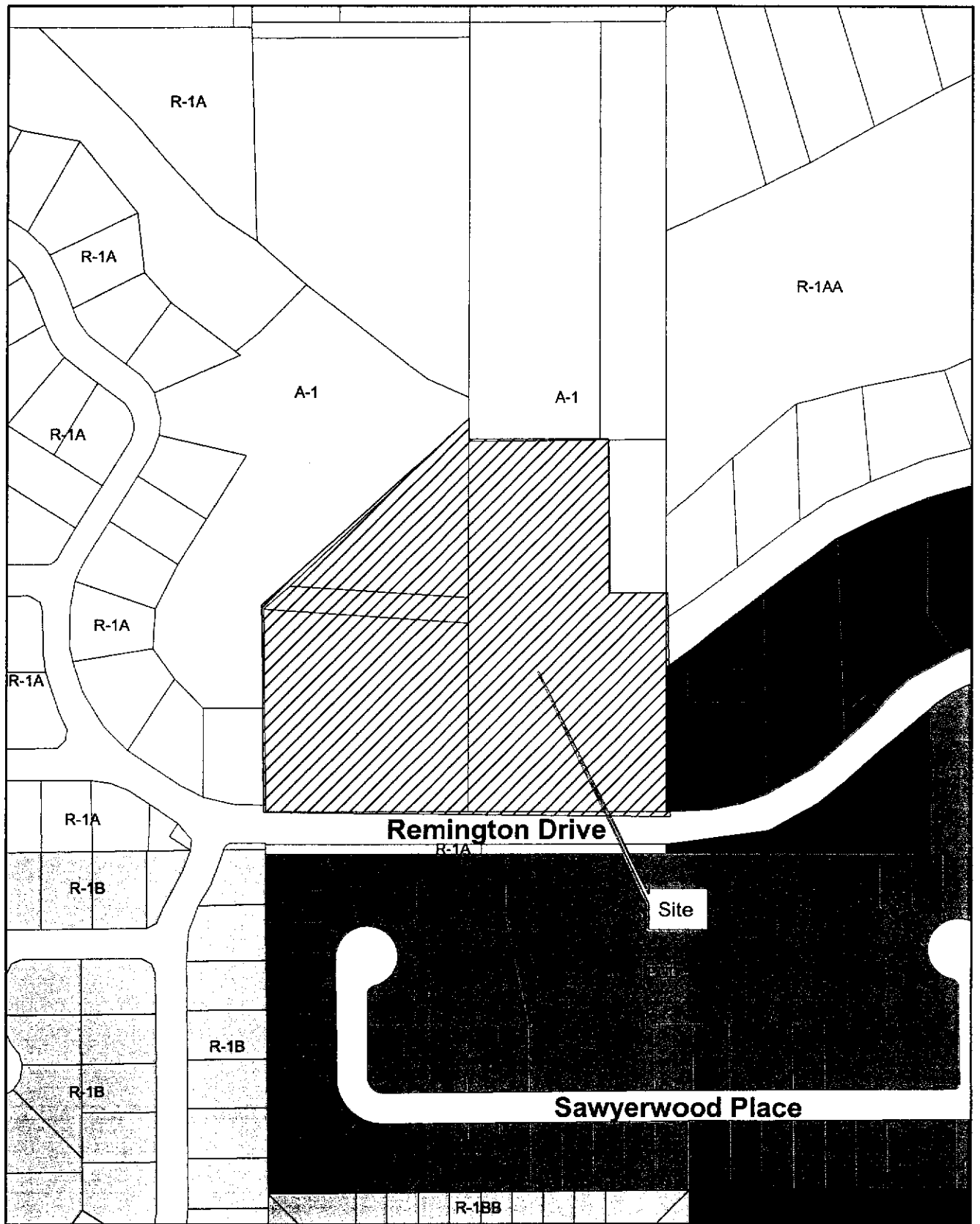
PROJECT MANAGER: KF/CDS RECEIVE DATE: _____ COMMENTS DUE: _____

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10-80000005

Smithson Meeting

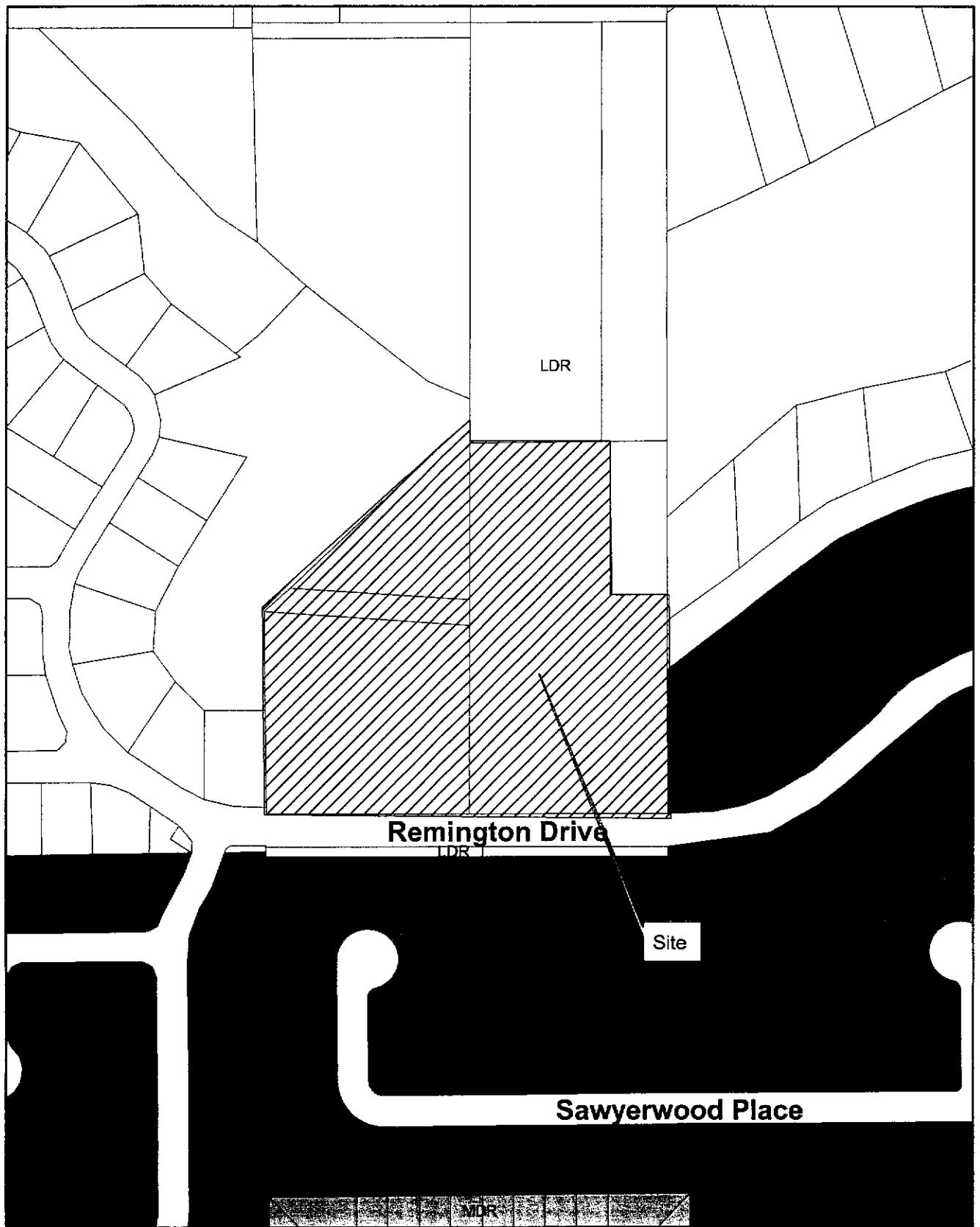


Legend

0 125 250 500 Feet



Smithson Meeting

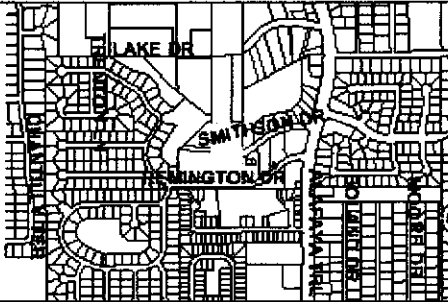



Legend

0 125 250 500 Feet



Personal Property

<p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																													
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 27-21-31-300-0280-0000</p> <p>Owner: SMITHSON RODGER M</p> <p>Mailing Address: 224 SMITHSON DR</p> <p>City, State, Zip Code: OVIEDO FL 32765</p> <p>Property Address: 224 SMITHSON DR OVIEDO 32765</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1994)</p> <p>Dor: 01-SINGLE FAMILY</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">VALUE SUMMARY</th></tr> <tr> <th>VALUES</th><th>2010 Working</th><th>2009 Certified</th></tr> <tr> <td>Value Method</td><td>Cost/Market</td><td>Cost/Market</td></tr> <tr> <td>Number of Buildings</td><td>1</td><td>1</td></tr> <tr> <td>Depreciated Bldg Value</td><td>\$106,127</td><td>\$116,254</td></tr> <tr> <td>Depreciated EXFT Value</td><td>\$8,658</td><td>\$8,658</td></tr> <tr> <td>Land Value (Market)</td><td>\$362,706</td><td>\$362,706</td></tr> <tr> <td>Land Value Ag</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Just/Market Value</td><td>\$477,491</td><td>\$487,618</td></tr> <tr> <td>Portability Adj</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Save Our Homes Adj</td><td>\$137,512</td><td>\$147,979</td></tr> <tr> <td>Assessed Value (SOH)</td><td>\$339,979</td><td>\$339,639</td></tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td></tr> <tr> <td colspan="3" style="text-align: center;">Portability Calculator</td></tr> </table>	VALUE SUMMARY			VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$106,127	\$116,254	Depreciated EXFT Value	\$8,658	\$8,658	Land Value (Market)	\$362,706	\$362,706	Land Value Ag	\$0	\$0	Just/Market Value	\$477,491	\$487,618	Portability Adj	\$0	\$0	Save Our Homes Adj	\$137,512	\$147,979	Assessed Value (SOH)	\$339,979	\$339,639	Tax Estimator			Portability Calculator			
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<p style="text-align: center;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp Qualified</p> <p>WARRANTY DEED 07/1982 01400 153Z \$36,000 Improved No</p> <p><u>Find Comparable Sales within this Subdivision</u></p>		<p style="text-align: center;">2009 VALUE SUMMARY</p> <p>Tax Amount (without SOH): \$7,619</p> <p>2009 Tax Bill Amount: \$4,719</p> <p>Save Our Homes (SOH) Savings: \$2,900</p> <p>2009 Certified Taxable Value and Taxes</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																											
<p style="text-align: center;">LAND</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th><th>Frontage</th><th>Depth</th><th>Land Units</th><th>Unit Price</th><th>Land Value</th></tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td><td>105</td><td>177</td><td>.000</td><td>800.00</td><td>\$75,600</td></tr> <tr> <td>ACREAGE</td><td>0</td><td>0</td><td>2.150</td><td>60,000.00</td><td>\$129,000</td></tr> <tr> <td>ACREAGE</td><td>0</td><td>0</td><td>.380</td><td>100.00</td><td>\$38</td></tr> <tr> <td>ACREAGE</td><td>0</td><td>0</td><td>1.250</td><td>20.00</td><td>\$25</td></tr> <tr> <td>FRONT FOOT & DEPTH</td><td>105.08</td><td>185</td><td>.000</td><td>1,600.00</td><td>\$158,040</td></tr> <tr> <td>ACREAGE</td><td>0</td><td>0</td><td>.330</td><td>10.00</td><td>\$3</td></tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	105	177	.000	800.00	\$75,600	ACREAGE	0	0	2.150	60,000.00	\$129,000	ACREAGE	0	0	.380	100.00	\$38	ACREAGE	0	0	1.250	20.00	\$25	FRONT FOOT & DEPTH	105.08	185	.000	1,600.00	\$158,040	ACREAGE	0	0	.330	10.00	\$3	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>SEC 27 TWP 21S RGE 31E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 (LESS N 5AC & BEG 885.39 FT S & 547.72 FT S 86 DEG 53 MIN E OF NW COR OF SW 1/4 RUN S 86 DEG 53 MIN E 120.18 FT N 257.56 FT W 120 FT S 251.03 FT TO BEG & RD & PT S OF RD)</p>	
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1	SINGLE FAMILY	1977	6	1,936	2,500	1,936	CONC BLOCK	\$106,127	\$124,489																																				
Appendage / Sqft		OPEN PORCH FINISHED / 36																																											

Appendage / Sqft

GARAGE FINISHED / 528

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

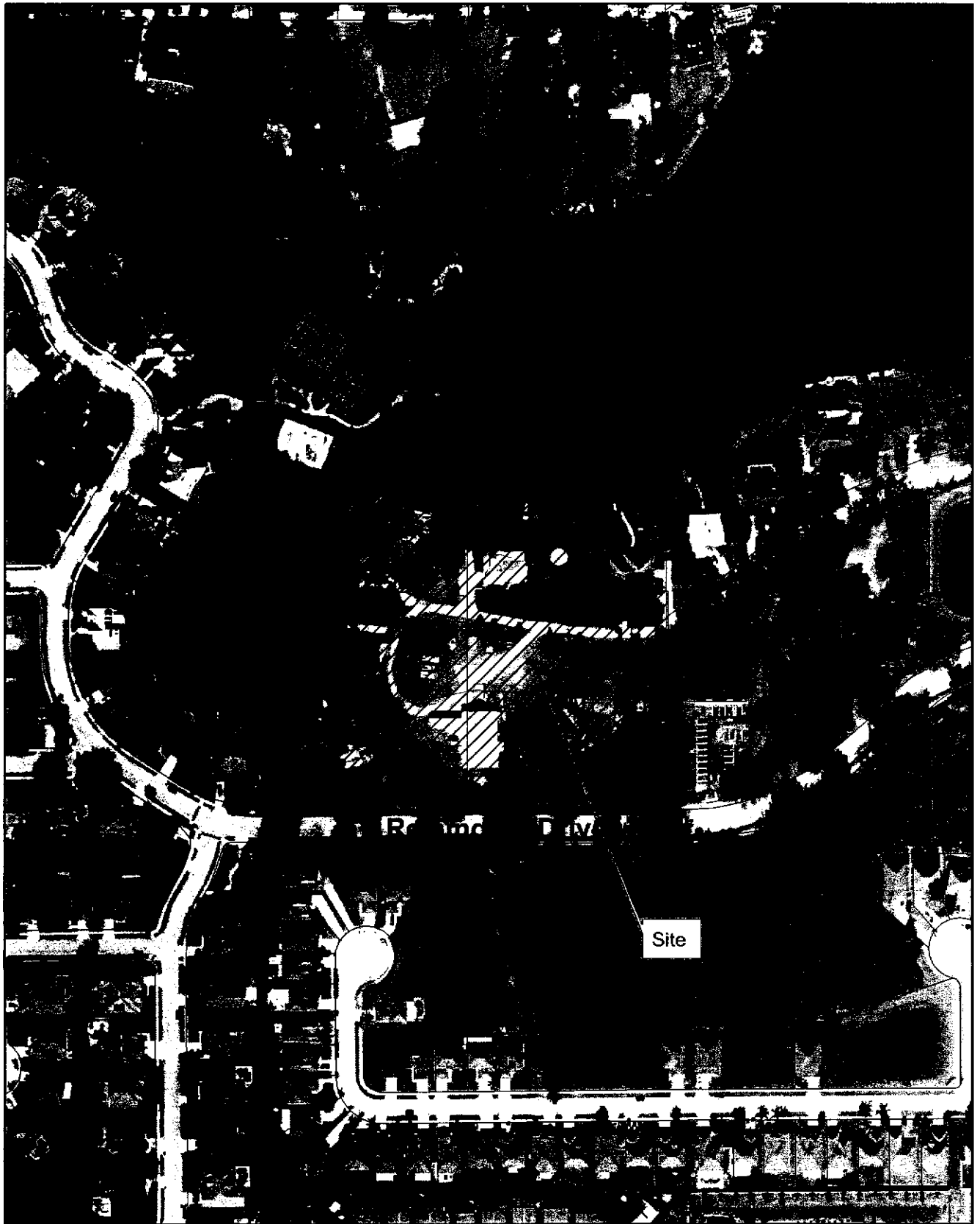
Permits**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1977	480	\$1,632	\$4,080
FIREPLACE	1977	1	\$320	\$800
WOOD UTILITY BLDG	1983	1,980	\$4,752	\$11,880
WOOD CARPORT NO FL	1983	660	\$792	\$1,980
WOOD CARPORT NO FL	1983	660	\$792	\$1,980
WOOD CARPORT NO FL	1983	308	\$370	\$924

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

Smithson Meeting



Legend

0 125 250 500 Feet



3/3/2010

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PROJECT INFORMATION

PROPERTY APPRAISER ID #: 23193050100000140

Attach list of all parcel ID numbers associated with the project site.

NAME: WILLIAM PARSEZ

COMPANY: ST JOHN BAZ & GRILL INC

EMAIL ADDRESS (REQUIRED): ABOVETHELAWJMC2@YAHOO.COM

ADDITIONAL EMAIL ADDRESS: JODI.PARSEZ@YAHOO.COM

DAYTIME PHONE: (321) 1246-0620 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 2485 NW US HWY 1792 SANFORD, FL

OF ACRES: —

PROJECT NAME: N/A

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: C-1 CURRENT USE: RESTURANT / BAZ

REVIEW TYPE: ☐ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☒ Rezone Current C-1 Proposed C-3
☐ Land Use Amendment Current Proposed
☐ Special Exception

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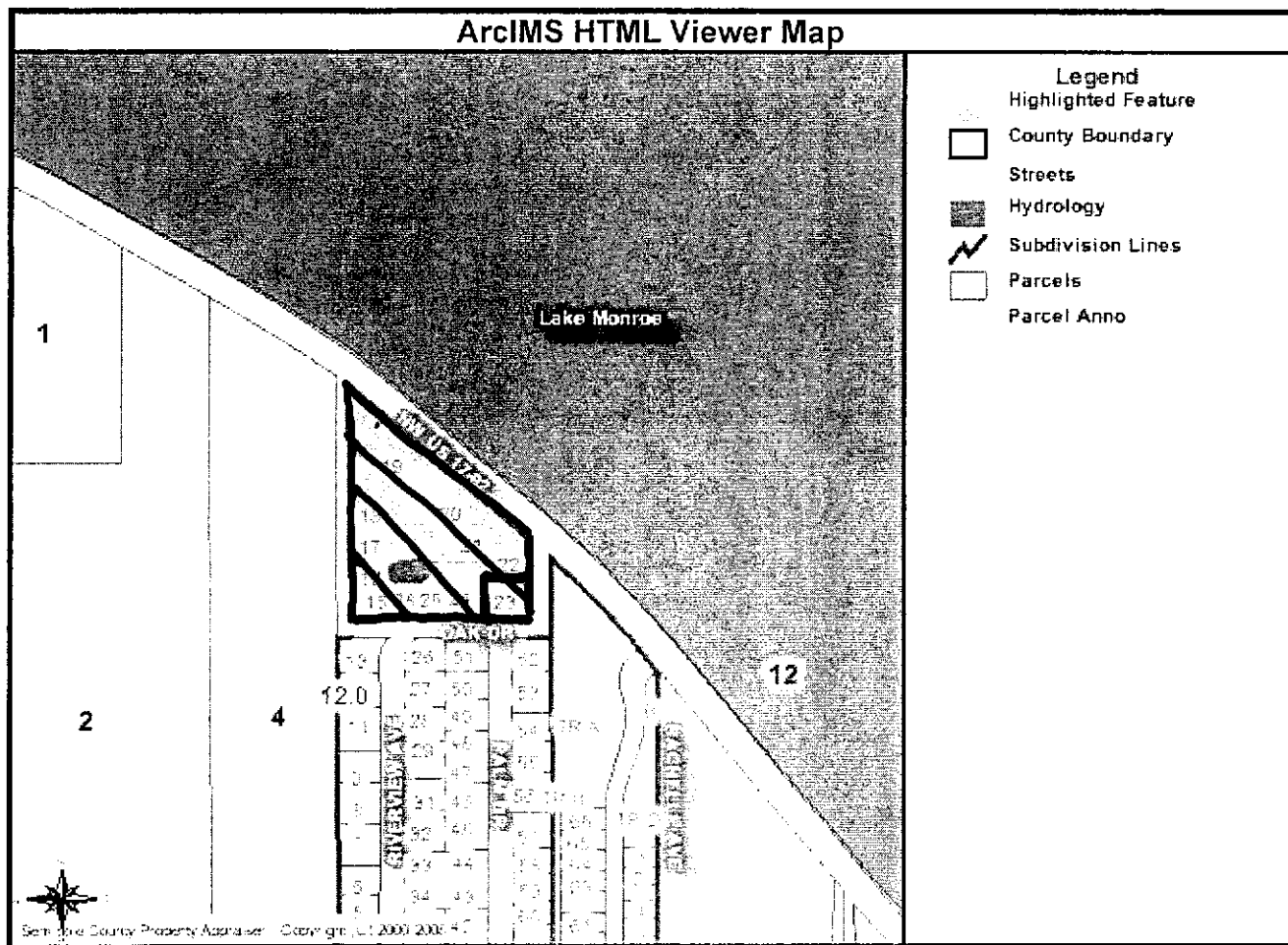
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PROJECT MANAGER: DG/CDS RECEIVE DATE: COMMENTS DUE:

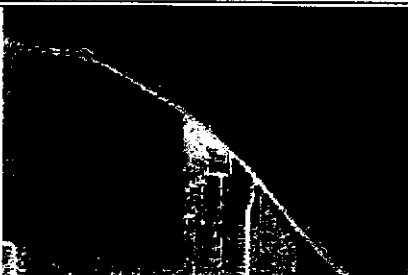
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(list project name and GUI number)

10-80000004



Personal Property

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-565-7508																																																																						
GENERAL Parcel Id: 23-19-30-501-0000-0140 Owner: ST JOHNS BAR & GRILLE INC Mailing Address: 2485 NW HWY 17-92 City, State, Zip Code: SANFORD FL 32771 Property Address: 2485 17-92 HWY NW SANFORD 32771 Facility Name: LAKE MONROE INN Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 33-NIGHT CLUB		VALUE SUMMARY <table border="1"> <thead> <tr> <th>VALUES</th> <th>2010 Working</th> <th>2009 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>5</td> <td>5</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$368,702</td> <td>\$367,266</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$56,211</td> <td>\$58,531</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$783,830</td> <td>\$783,830</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$1,208,743</td> <td>\$1,209,627</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$1,208,743</td> <td>\$1,209,627</td> </tr> </tbody> </table>		VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	5	5	Depreciated Bldg Value	\$368,702	\$367,266	Depreciated EXFT Value	\$56,211	\$58,531	Land Value (Market)	\$783,830	\$783,830	Land Value Ag	\$0	\$0	Just/Market Value	\$1,208,743	\$1,209,627	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$1,208,743	\$1,209,627																																		
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Subsection / Sqft	OPEN PORCH UNFINISHED / 800					
5 MASONRY PILAS 1989	2	624	1	CONCRETE BLOCK - MASONRY	\$45,536	\$60,313
Subsection / Sqft	OPEN PORCH FINISHED / 180					
Subsection / Sqft	UTILITY UNFINISHED / 96					
Subsection / Sqft	OPEN PORCH FINISHED / 216					
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Permits**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1973	13,920	\$5,067	\$12,667
OVERRIDE	1979	160	\$56	\$56
WALKS CONC COMM	1979	500	\$662	\$1,655
OVERRIDE	1982	1	\$1,000	\$1,000
WALKS CONC COMM	1989	972	\$1,528	\$3,217
COMMERCIAL CONCRETE DR 4 IN	1989	40,184	\$40,656	\$85,592
6" CHAIN LINK FENCE	1995	500	\$1,502	\$3,000
WOOD DECK	1989	1,533	\$3,066	\$7,665
CANOPY AVG COMM	1989	608	\$2,432	\$6,080
GAZEBO	1989	121	\$242	\$605

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



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 Planning Division
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